

Permit Process

Overview

In order to protect local waterways, all construction sites located in Springfield that disturb land are required to comply with grading, public safety, and water quality standards as specified in the Springfield Municipal Code.

All sites are required to protect water quality; however, not all sites will be required to obtain a Land & Drainage Alteration Permit (LDAP). Sites that are exempted from LDAP permitting are still required to meet the general water quality outcomes required of permitted sites.

What is affected? All construction activities that result in land disturbance or that otherwise negatively impact storm water quality are affected. Construction activities that do not disturb the land such as interior remodeling and emergency-related circumstances such as those caused by floods and fires are excluded.

What are examples of land disturbing activities? Examples of land disturbance include, but are not limited to grading, grubbing, logging, excavating or filling.

Are permits required?

Grading activities that are intended to support a structure are required to obtain an LDAP prior to any ground disturbance. All other grading activity will require an LDAP unless all applicable exemptions are met (Springfield Municipal Code 8.302).

Fact sheets on Best Management Practices (BMP's) are available at the City Hall Public Works front counter.

What does the LDAP require?

All LDAP submittals require a plan for managing stormwater runoff from the proposed construction site. A standard LDAP requires a site plan that illustrates the BMPs that will be used to control runoff, prevent erosion and sedimentation, and protect public waterways from pollutants. Sites that meet specific criteria are eligible for issuance of a Short Form LDAP that is issued over the counter and includes a standardized plan for addressing these items.

Are there special qualifications to prepare these plans?

LDAP site plans for single family dwellings may be prepared by the owner or applicant. Plan templates are available to aid applicants in designing a site plan for projects that do not qualify for a Short Form LDAP.

Multifamily, commercial, and industrial projects require submittal of an LDAP packet prepared by a qualified design professional. This may include: civil engineers, environmental engineers, landscape architects, geologists, or certified professionals in erosion and sediment control (CPESC), or any other qualified person determined by the Director.

Are fees required? Yes, the amount varies depending on the type of permit and the size of the disturbance. Please refer to the City of Springfield Master Fees & Charges Schedule on the City of Springfield website for current fees.

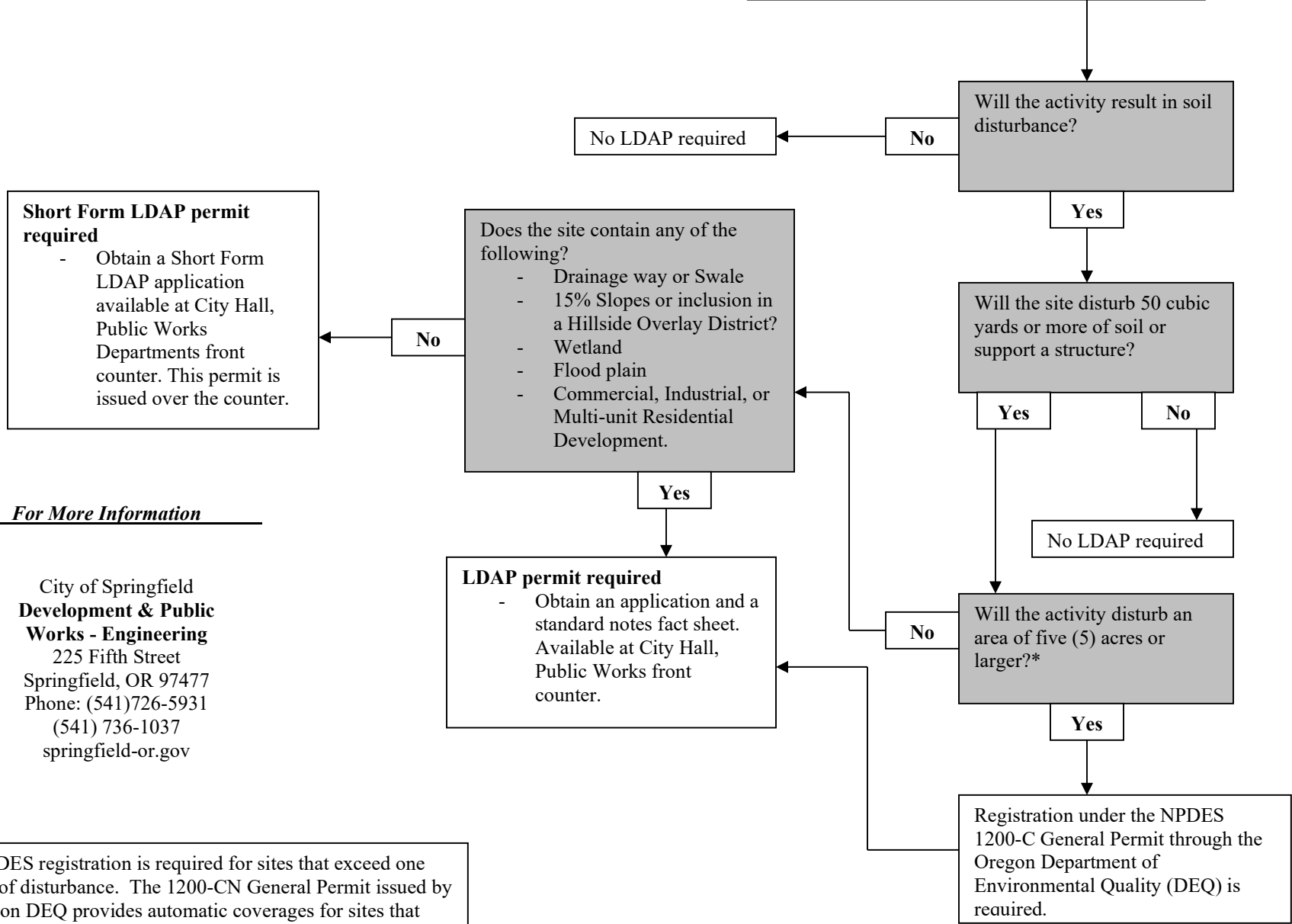
Why are construction sites a problem? The City's storm water system consists of open channels, creeks, wetlands, and pipes that carry untreated runoff to the McKenzie and Willamette Rivers. Construction activities can cause erosion and sedimentation which reduces the capacity of the storm water system to convey water away from homes and businesses and reduces water quality. This may lead to impaired drainage and flooding, polluted drinking water sources, impaired water quality that is detrimental to aquatic life, and an overall reduction of other beneficial uses.

What are examples of stormwater pollutants?

Anything other than rain that enters the stormwater system is considered a pollutant. This includes soil sediment, fertilizer, paint, solvents, concrete slurry, and any other solid or liquid waste product.

Land & Drainage Alteration Permit Process -Fact Sheet 1.1-

Proposed Construction Activity



Short Form LDAP permit required

- Obtain a Short Form LDAP application available at City Hall, Public Works Departments front counter. This permit is issued over the counter.

Does the site contain any of the following?

- Drainage way or Swale
- 15% Slopes or inclusion in a Hillside Overlay District?
- Wetland
- Flood plain
- Commercial, Industrial, or Multi-unit Residential Development.

LDAP permit required

- Obtain an application and a standard notes fact sheet. Available at City Hall, Public Works front counter.

Registration under the NPDES 1200-C General Permit through the Oregon Department of Environmental Quality (DEQ) is required.

For More Information

City of Springfield
Development & Public Works - Engineering
 225 Fifth Street
 Springfield, OR 97477
 Phone: (541)726-5931
 (541) 736-1037
 springfield-or.gov

*NPDES registration is required for sites that exceed one acre of disturbance. The 1200-CN General Permit issued by Oregon DEQ provides automatic coverages for sites that obtain and maintain a valid LDAP for sites that disturb between one and five acres.